Town & Country

Estate & Letting Agents

6 Ash Road, Oswestry, SY11 1NB

£725 Per Month

***Available April *** Town and Country are pleased to present to the rental market this well presented two-bedroom/two reception room mid terraced property. Being close to all local amenities including primary and secondary schools, public houses, superstores and Oswestry town centre. The property briefly comprises of lounge, dining room, kitchen, bathroom and two bedrooms. **No Pets**

Directions

From our office on Willow Street turn right onto Castle Street. Take the third turning on the left onto Prince Street, then turning right onto Lorne Street and then left onto Ash Road where the property will be found on the right-hand side and identified by our for-sale board.

Accommodation comprises

Lounge 10'9" x 10'7" (3.29m x 3.23m)

With a uPVC window and door to the front, this well-appointed room has a decorative fireplace with a cast iron inset, wood flooring and a archway leading through to the dining room.

Additional photo

Dining room 10'8" x 10'10" (3.26m x 3.32m)

Having a uPVC window to the rear, a fireplace with quarry tiled hearth and inset, wood flooring, under stairs cupboard offering good storage and stairs leading off to the first floor.

Kitchen 9'1" x 6'0" (2.79m x 1.85m)

Having a range of base and wall units with solid block worktops over, double Belfast sink with a mixer tap over, quarry tiled flooring, space for a cooker and fridge, part tiled walls and a window and door to the side leading to the courtyard.

Landing

The stairs and landing area has of an attractive metal and wood banister with doors leading to the bedrooms and bathroom and there is also a store cupboard.

Bedroom one 10'9" x 10'6" (3.30m x 3.21m)

This good sized bedroom has a window to the front, a cast iron fireplace and a radiator.

Bedroom two 5'4" x 10'8" (1.64m x 3.26m)

With a window to the rear, a cast iron fireplace and a radiator.

Bathroom 8'2" x 6'0" (2.50m x 1.84m)

The spacious bathroom has fully tiled walls, fitted free-standing bath which has a central mixer tap over and a shower head, W/C, wash hand basin with a mixer tap over, a school style radiator and towel rail, wood flooring, loft hatch access, window to the side and an airing cupboard off with a Worcester gas fired boiler.

Rear garden

To the rear of the property there is a courtyard with gated rear access.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Town and Country Services

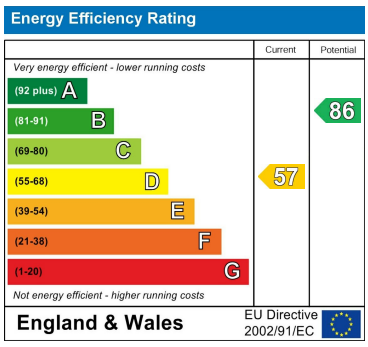
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience -

State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map

Energy Efficiency Graph



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